



# Department of Planning, Housing, & Community Development

**Mayor, Matthew T. Ryan**  
*Director, Tarik Abdelazom*

**Date:** 22 January 2013  
**To:** Commission on Architecture & Urban Design Members  
**Subject:** **69 Court Street – Façade**  
**Tax ID:** 160.41-1-24  
**Case:** CAUD 2013-01  
**Copies:** T. Costello; R. Suer; file

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## **A. Review Requested**

On 10 January 2013, Ricky Suer, of Advantage Glass, on behalf of the property owner, submitted an application for Design Review for the property located at 69 Court Street. The property is located within the Court Street Local and National Register Historic District; and all exterior modifications must be reviewed and approved by the Commission on Architecture and Urban Design (CAUD).

## **B. Proposal**

This application is a request for approval for work which has already been completed. The Applicant received a building permit to make repairs to the storefront after a vehicle crashed into the building. Part of that building permit application included replacement of the red, wooden portion of the first floor façade with an EIFS façade. The building permit was issued without this modification in design being reviewed or approved by CAUD. Upon notice that this approval was necessary, the contractor doing the work filed the application. The EIFS used is Dryvit, in Spectrum Brown; the product brochure will be available at the meeting.

## **C. Property History and Condition**

<b>Year of Construction</b>	ca. 1890
<b>Land Use</b>	Mixed-used: Commercial and residential
<b>Significance</b>	The building is a contributing building to the Court Street Historic District. The Art Deco building façade is not original, but was installed in 1928, during the period of significance for the district, so is considered contributing. It was designed by Rochester architect Warner Foster. It is one of the few examples of the Art Deco style in the downtown area. The storefront has been heavily modified and is not in keeping with the rest of the building. Staff does not have any records of when the wooden storefront surround was installed. It was repainted to red in 2007; prior to that, it was a tan color.

## **D. Staff Findings**

Per the Binghamton Historic Design Guidelines, the use of contemporary materials may be used for storefronts, provided they recreate the historic character of the building.

The new storefront as installed is not consistent with the historic character of the building or the district; however, it is more complementary than the previous design.

#### **E. Photographs**





Façade as installed



Previous façade design